

PART 14

Sign Regulations

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SECTION 1401. PURPOSE

The purpose of this Part is to provide a legal framework for a comprehensive and balanced system of land use signs to facilitate an easy and pleasant communication between people and their environment and to avoid the visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities, and community appearance. With these purposes in mind, it is the intent of this Chapter to authorize the use of signs that are:

- A.** Compatible with their surroundings;
- B.** Appropriate to the activity that displays them;
- C.** Expressive of the identity of individual activities and the community as a whole;
- D.** Legible in the circumstances in which they are seen; and,
- E.** Cognizant of the need for adequate business identification while promoting an attractive appearance throughout the community through the use of sensible quality control, through adequate maintenance and inspection, and by reasonable guidelines formulated to minimize clutter.

SECTION 1402. EXEMPT SIGNS

The following signs are subject only to the regulations of this Section 1402, Exempt Signs:

- A.** Flags of any country, state, unit of local government or non-profit organization.
- B.** Government signs and legal notices.
- C.** Directional signs providing information for the convenience of the public such as the location of exits, entrances, and parking lots, not exceeding four (4) square feet in area nor four (4) feet in height from ground to top of sign.
- D.** Public information signs identifying telephones, restrooms, and similar facilities. Advertising matter is not permitted on such signs.

- E. Corporate flags when flown in conjunction with the flag of the United States of America. Such corporate flags shall be no larger than twenty-four (24) square feet, nor larger than the accompanying American flag.
- F. Matter appearing on gasoline pumps, newspaper vending boxes, automatic teller machines, and vending machines, or matter appearing on or adjacent to entry doors such as “Push,” “Pull,” “Open,” or “Closed” signs, or matter appearing on display windows or doors denoting hours of operation, credit cards accepted, and similar information.
- G. Memorial plaques and cornerstones, and historical markers.

SECTION 1403. PROHIBITED SIGNS

- A. Signs which by color, location, or design resemble or conflict with traffic control signs or signals, or obstruct the view of an intersection of a street or highway with a railroad crossing, or which are located upon, over, or in any street or highway right-of-way.
- B. Signs attached to telephone poles, light poles, or other such standards.
- C. Portable signs, as defined in Part 2 of this Chapter.
- D. Signs which advertise activities, businesses, projects, or services no longer conducted on the premises upon which the sign is located within three (3) months of the end of business activity.
- E. Signs containing flashing, moving, neon, or oscillating lights or elements, except for time and temperature devices.
- F. Signs erected off of the property on which the activity is conducted.
- G. Signs placed on parked vehicles or trailers where the apparent purpose is to advertise a product or to direct people to a business or activity located on the same or a nearby property.
- H. Motor vehicles with a sole apparent purpose to advertise business. Motor vehicles with the primary purpose of the cartage of goods or the transport of passengers are exempt from this restriction.
- I. Inflatable images such as balloons, beer cans, gorillas, etc., except as provided in Section 1404.B.2., Lighter-than-air Displays for Commercial Use.
- J. Signs painted directly on the surface of any building.
- K. Billboards and business signs on the same parcel of real estate.
- L. Billboards in residential districts or within 300 feet of a residential district or use.
- M. Business or industrial signs placed to face an abutting residential zoning district, except when authorized as a Special Exception.
- N. Wall signs on residential buildings that have been converted to non-residential uses.
- O. Banners as permanent signs.

P. Signs containing information stating or implying that a property may be used for any purpose not permitted under the provisions of this Chapter.

Q. Roof-mounted signs, and building-mounted signs that extend above the roof line.

SECTION 1404. TEMPORARY SIGNS

The following signs are permitted subject only to the regulations of this Section 1404, Temporary Signs:

A. Temporary Signs Not Requiring a Permit (See Sec. 901.2., Zoning)

1. Real Estate Availability Signs

One (1) sign advertising the sale, lease, or rental of property per each street, highway, expressway, or off-street public parking area on which the property has frontage. Such signs shall be removed upon completion of the sale, lease, or rental.

- a. For properties under two (2) acres, the sign must be set back at least five (5) feet from the edge of the right-of-way, and be no more than six (6) square feet in area and no more than four (4) feet in height.
- b. For properties from two (2) to five (5) acres, the sign must be set back at least five (5) feet from the edge of the right-of-way, and be no more than twenty-four (24) square feet in area and no more than six (6) feet in height.
- c. For properties over five (5) acres, the sign must be set back at least ten (10) feet from the edge of the right-of-way, and be no more than thirty-two (32) square feet in area and no more than eight (8) feet in height.

2. Construction Signs

One (1) sign indicating the architect, engineer, project name, source of financing, and contractor, or “coming soon” sign, not to exceed thirty-two (32) square feet and eight (8) feet in height, and displayed during the construction period on a construction site.

3. Event Signs, Minor, for Institutional Uses

One (1) sign erected by community, social, religious, and fraternal organizations, not to exceed a display period of two (2) weeks for each of three (3) events per year for a fund raising or community event, and placed only on the premises where the event is to be conducted. Such sign shall not exceed twelve (12) square feet in area or sixty (60) inches in height.

4. Political Signs

Political signs when erected not sooner than thirty (30) days prior to a primary or general election and removed within seven days following the election date. The total surface area of each such sign shall not exceed thirty two (32) square feet. In the case of double-sided signs, one side shall be used for calculation.

B. Temporary Signs Requiring a Permit

1. Event Signs, Major

Temporary signs and parking lot or exterior store displays consisting of streamers, pennants, and banners may be displayed for special events on the property where the event is to be held. Such displays shall be permitted for a maximum of four weeks at a time for no more than two such events per year per business.

2. Lighter-than-Air Displays for Commercial Use

Large, lighter-than-air displays, affixed to the ground on the property of the business erecting the display, are allowed for a total of twenty-one (21) days per calendar year. The display may not exceed eighteen feet from the ground to the top of the display.

SECTION 1405. PERMANENT SIGNS

A. Overview of Permitted Permanent Signage

1. Items of Information; Frontages Permitted

Each non-residential land use is entitled to display primary and secondary signs containing a total of up to ten (10) items of information on each street, highway, or public parking lot to which it has frontage.

2. Primary Signs

Each non-residential use may display one wall sign and one ground sign. The information on all primary signs shall count toward the items of information allowed for the frontage on which they are located.

3. Secondary Signs

Each non-residential use may also display one or more secondary signs. Secondary signs may consist of auxiliary entry signs, permanent window signs, canopy or awning signs, or time and temperature signs. The material on all secondary signs shall count toward the items of information allowed for the frontage on which they are located.

4. Designation Graphics

An industrial park, office park, apartment development, subdivision development, or shopping center that does not display any other ground signs and has a setback of at least forty-five (45) feet may display one (1) designation sign per entrance. The material on designation signs shall not count toward the items of information allowed for the frontage on which they are located, but shall be limited to a total of fifteen (15) items of information. Designation signs shall be subject to special regulations as described in Section 1408, Designation Signs.

B. Items of Information Allowance

1. An “item of information” means any of the following: a word, an abbreviation, a number, a geometric shape. In addition, signs combining several different geometric or non-geometric shapes, or shapes of unusual configuration are to be assessed one additional item for each non-continuous plane.

2. In computing items of information, the following lettering shall not be included:
 - a. letters or numbers less than three (3) inches in height, if contained in a wall sign;
 - b. letters less than eighteen (18) inches in height carved into or securely attached in such a way that they are an architectural detail of a building, provided they are not illuminated apart from the building, made of a reflecting material, or exceed one (1) inch in thickness.

SECTION 1406. REGULATIONS FOR PRIMARY SIGNS

A. Ground Signs

1. Where Permitted

If a ground sign is proposed, the use may display one (1) ground sign adjacent to each street, highway, expressway, or public off-street parking area on which it has frontage if the use is accessible by automobile and has off-street parking on its premises.

2. Size

Gross Surface Area – Maximum twenty (20) square feet.

Height – Maximum six (6) feet above the ground on which the sign is located.

3. Location

All ground signs must be set back at least five (5) feet from the edge of the street right-of-way.

B. Wall Signs

1. Where Permitted

If a wall sign is desired, the use may display one (1) wall sign adjacent to each street, highway, expressway, or public off-street parking area on which it has frontage.

2. Design and Installation

- a. Boxed signs and signs consisting of individual letters shall be permitted.
- b. Wall signs may be attached to or pinned away from the wall, but must not project from the wall by more than ten (10) inches and must not interrupt architectural details.

3. Size

- a. Gross Surface Area – Maximum five (5) percent of the area of the front facade of the building, as further defined below:

-area of front façade shall be determined by multiplying the overall building's front length times the overall building height. The building front shall be considered as the longest wall of the building facing the roadway on which it has access. Buildings with multiple front setback facades and building projections may include all the front faces

together in determining area of front façade. However, any front facing wall, which is setback more than twenty (20) feet from the furthest front facing wall ahead of it, shall not be included in the calculations to determine area of front face.

-buildings located on corner lots may add an additional sign on the side of the building facing the secondary street using the above calculations with the exception of percentage. The maximum gross area of the sign shall be two and one half (2 1/2) percent.

4. Location on Building Facade

- a. A wall sign shall not be permitted to extend above the roof or top ridge of any building.

5. Ground Signs and Wall Signs Used in Combination

Ground signs and wall signs may be used in combination. Where so permitted, the size allowed for each sign shall not exceed the size allowed individually for either location.

C. Projecting Signs

1. Where Permitted

Activities authorized to display projecting signs by the Table of Permitted Permanent Signs may display one (1) such sign adjacent to each street, highway, expressway, or public off-street parking area on which it has frontage.

2. Size

Projecting signs must comply with the area requirements contained in the Table of Permitted Permanent Signs.

3. Location and Installation

- a. Projecting signs must clear sidewalks by at least eight feet in height.
- b. Such signs may project no more than four (4) feet from the building or one-third (1/3) the width of the sidewalk, whichever is more.
- c. Projecting signs must be spaced at least thirty (30) feet apart.
- d. Projecting signs shall not extend vertically above the window of a second story.

4. Projecting Signs and Ground Signs Used in Combination

Projecting signs and ground signs may be used in combination. The size allowed for each sign shall not exceed the size allowed individually for each location.

SECTION 1407. REGULATIONS FOR SECONDARY SIGNS

A. General

1. A use may display a secondary sign, as permitted by the Table of Permitted Permanent Signs, that also complies with any additional regulation contained in this Section.
2. Items of information displayed by secondary signs are counted against the items of information allowance for the land use.
3. An awning, marquee, canopy, or permanent window sign may be utilized as a Primary Sign, but shall not exceed the regulations given in this Section 1407.

B. Awnings, Marquees, and Canopies

Awnings, marquees, and canopies may extend to within one (1) foot of the vertical plane of the curb. Letters, numbers, or symbols may be attached to or painted, stenciled, or otherwise placed on these special signs. Changeable copy displayed on theater marquee signs is not debited against the items of information allowance. Internally lit awnings are prohibited.

C. Permanent Window Signs

Permanent window signs shall be limited to one (1) per business and a maximum size of twenty-five percent (25%) of the area of the window(s) through which the sign may be seen. Temporary window signs shall be limited to one (1) per business and a maximum size of fifteen percent (15%) of the area of the window(s) through which the sign may be seen or six (6) square feet, whichever is less.

D. Time and Temperature Devices

Time and temperature devices may be displayed as wall signs or projecting signs, subject to the regulations for such signs. No more than one (1) time and temperature device may be displayed on each parcel.

SECTION 1408. DESIGNATION SIGNS

A. Where Permitted

An industrial park, office park, apartment development, subdivision development, or shopping center may display one (1) designation sign. A main shopping center sign incorporating the names of all tenants of the center is an example of a designation sign. Signs naming an industrial, commercial, or residential plan or park, of ten (10) or more acres, are permitted, subject to the following conditions. One sign per entrance is permitted.

B. Size – Gross Surface Area and Maximum Height

Residential Plans – Maximum thirty two (32) square feet in area and maximum height of six (6) feet above ground level.

Non-residential Plans – Maximum eighty (80) square feet in area and maximum height of sixteen (16) above ground level.

C. Items of Information

Designation signs may not contain more than fifteen (15) items of information.

D. Location

All designation signs must be located in such a position as to not interfere with the requirements of traffic safety and be appropriately landscaped. A sign may be located in a street right-of-way or in an island within the plan entrance drive, so as long as an agreement is in place that states the Township will not be responsible for maintenance of the sign and landscaping. The agreement shall be between the Township and the party to be responsible for maintenance, and shall include any terms of maintenance. The sign may be located on a lot if the Homeowners Association or similar entity responsible has an easement to enable it to maintain the sign and landscaping.

E. Designation Signs and Other Signs Used in Combination

Within an industrial park, office park, or shopping center that displays a designation sign, individual activities may display wall or projecting signs as allowed by this Part.

SECTION 1409. INSTALLATION, OPERATION, AND MAINTENANCE

- A. All signs shall be maintained and kept in compliance with applicable ordinances. Exposed surfaces shall be clean and painted, if paint is required, and should be properly lit. Defective parts shall be replaced.
- B. Floodlighting shall be arranged so that the source of light is not visible from any point off the lot and that only the sign is directly illuminated thereby.
- C. No sign shall obstruct in any way a driver's vision of the road, or hinder passage in any way. Further, no sign shall be placed so as to hinder or obstruct any pedestrian path.
- D. If the message portion of a sign is removed, leaving only the supporting shell of a sign or the supporting braces, anchors, or similar components, the owner of the sign or the owner of the property shall, within thirty (30) days of the removal of the message portion of the sign, either replace the entire message portion of the sign or remove the remaining components of the sign. This subsection shall not be construed to alter the effect of any portion of Part 18 of this Chapter (Nonconforming Properties, Uses, and Structures).
- E. No person may, for the purpose of increasing or enhancing the visibility of any sign, damage, trim, destroy, or remove any trees, shrubs, or other vegetation located:
 - 1. Within the right-of-way of any public street or road, unless the work is done pursuant to express written authorization by the Township.
 - 2. On property that is not under the ownership or control of the person doing or responsible for such work, unless the work is done pursuant to the express authorization of the person owning the property where such trees or shrubs are located.
 - 3. In any area where such trees or shrubs are required to remain under a permit issued under this Chapter.

SECTION 1410. PERMITS

- A. No person shall erect or display a sign unless the Zoning Officer has issued a permit for the

street sign or unless this section exempts the sign from the permit requirement. A permit shall be issued if the sign complies with the regulations contained in this Part or if the sign has been authorized through a Variance proceeding.

B. A person proposing to erect or display a sign shall file an application for a permit with the Zoning Officer. The application shall contain:

1. Information concerning the location, height, and size of sign and the date on which it is to be erected or displayed.
2. An elevation drawing of the building facade and/or a plot plan indicating the location of the proposed sign and all existing signs displayed on the property.
3. If the application is for a wall sign, a drawing to scale showing the location of the sign within the signable area of the building and the percentage of the signable area covered by the wall sign.
4. Specifications for construction of the sign and for its illumination, if any is to be provided.

SECTION 1411. NON-CONFORMING SIGNS

Signs shall be considered structures subject to applicable regulations contained in Part 18 of this Chapter (Nonconforming Properties, Uses, and Structures). A legal non-conforming sign shall immediately lose its legal non-conforming designation if:

- A.** The sign is not kept in good repair and/or in safe condition and if said condition continues for three (3) months;
- B.** The sign is relocated;
- C.** The complete sign is replaced;
- D.** The permit, variance, or condition under which the sign was allowed expires;
- E.** The sign is altered to show an increase in size, height, or items of information;
- F.** The use changes.